

Subject: This week from CCA (CCA Delivers - February 16, 2017
From: "Central City Association" <jdanganan@ccala.org>
Date: 02/16/2017 05:30 PM
To: "Nick Griffin" <ngriffin@downtownla.com>

CCA Delivers

CCALA.org

February 16, 2017

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Housing, Land Use & Development Committee

On Wednesday morning, CCA members were given two updates at the Housing, Land Use & Development Committee meeting. Atlas Capital Group and Liner LLP presented College Station, a mixed-use project, and the Department of City Planning presented the latest progress in re:code L.A.

Atlas Capital Group's College Station is a proposed transit-oriented, mixed-use project on a 4.9-acre property adjacent to the existing Chinatown Goldline Station in Downtown Los Angeles. It will offer key services to the local community, such as a 37,000 square feet (SF) grocery store and an additional 14,000 SF of community-oriented retail. It will also provide 770 market-rate rental residential units. Atlas Capital Group expects that it will create over 3,300 local construction jobs and \$4.4 million in annual tax revenue when it is finished. They are currently preparing the Draft EIR and expect construction to begin late 2017/early 2018. CCA members unanimously approved the project. To see the full presentation, [click here](#).

The Department of City Planning gave an update about re:code L.A., a comprehensive revision and digitization of L.A.'s outdated zoning code. re:code L.A. utilizes a modular approach, citing the built environment and activity based on context, form, frontage, and use. Context identifies the over-arching character of the community and dictates development standards for parking, landscaping, and lighting. Form identifies allowable development envelopes for buildings using four sets of metrics: lot criteria, building placement, bulk & mass, and activation. Frontage dictates the requirements for how the site addresses the street, including transparency, story height, pedestrian access, and building elements. Finally, use will have clear definitions and standards utilizing a category system instead of the

EVENTS CALENDAR

CCA EVENTS

WEDNESDAY, FEBRUARY 22

11:00 a.m. - 1:30 p.m.

**CCA'S ECONOMIC FORECAST
FOR DTLA**

Millennium Biltmore Hotel

THURSDAY, MAY 11

11:00 - 1:30 p.m.

**CCA'S 23RD ANNUAL TREASURES
LUNCHEON**

Westin Bonaventure Hotel & Suites

MEMBER EVENTS

THURSDAY, MARCH 9

**2017 USC GOULD REAL ESTATE
FORUM**

The Jonathan Club, Downtown

THURSDAY, MARCH 25

CHMC'S HEART OF THE CITY 5K
California Hospital Medical Center

COMMITTEE CALENDAR

TUESDAY, FEBRUARY 21

8:30 - 10:00 a.m.

DOWNTOWN 2030

Topics: Civic Center Master Plan, Now Art L.A.; Condo Sales & Trends in DTLA, Along The Line: The Early Story of The Park; The School and The Railroad In Between

Special Guests: Stephanie Magnien, CAO; Carmen Zella, NOW Art L.A. & Amy Yeager, Pershing Square Park Advisory

current enumerated list. The updated zoning code will be implemented as Community Plans are revised for each neighborhood, and Downtown L.A. and Boyle Heights will be the first.

CCA will convene a working group for the DTLA 2040 Community Plan to provide the City with input throughout this process. To see the full presentation, [click here](#).

CCA thanks **Noel Hyun**, Liner LLP; **Jenni Harris**, Atlas Capital Group; and **Deborah Kahen**, Department of City Planning, for their presentations and comments.

For more information, please contact Managing Director of Legislative Affairs & Government Relations, [Marie Rumsey](#).

Board; Rhonda Slavik, Polaris Pacific; Greg Fischer, LA 1781, Inc.

TUESDAY, FEBRUARY 28
8:30 - 10:00 a.m.

HOMELESSNESS POLICY

Topics: Update From Los Angeles Homeless Services Authority (LAHSA); Office Of Mayor Garcetti & Homeless Strategy

Special Guests: Peter Lynn, Executive Director, LAHSA; Alisa Orduna, Homelessness Policy Coordinator, Office of Mayor Garcetti

Affordable Housing Linkage Fee

On Thursday, February 23 the City Planning Commission will be considering the Affordable Housing Linkage Fee (AHLF). The item is scheduled for consideration at 10 a.m. and the meeting will take place at the Van Nuys City Hall. The fee is proposed at \$12 per square foot (SF) for residential uses and \$5 per SF for non-residential uses. For sale and rental projects that include affordable housing at one of the following levels are exempt from the fee: 11% very low income, 20% low income or 40% moderate income.

CCA is leading the conversation regarding the AHLF and submitted a letter. Our advocacy has already proven effective and resulted in the following changes: if any non-residential floor area is required by City Planning through a zoning ordinance it will not be included in the fee calculation, the threshold for non-residential space to be included in the fee calculation was increased from 10,000SF to 25,000SF, and adaptive reuse projects located in a designated historic cultural monument are exempt from the fee.

We also clarified language regarding vesting, projects with an entitlement application that has been accepted by City Planning and have paid application fees prior to the adoption of the AHLF will be exempt from the fee. In addition, we established that projects subject to other affordable housing requirements would be able to credit those contributions to the AHLF calculation. Finally, we clarified that projects developed by an institutional or government entity would be exempt from the fee. CCA felt this was important to support the development of new schools, museums and hospitals.

CCA supports a permanent source of revenue for affordable housing and will continue to advance a balanced policy discussion.

For more information, please contact Managing Director of Legislative Affairs & Government Relations, [Marie Rumsey](#).

DTLA 2040, Downtown LA Community Plans Update

Tonight, Thursday, February 16 from 5-7p.m. the Department of City Planning will be hosting an EIR Scoping Meeting for the Downtown Community Plans.

The purpose of this meeting is to provide input to City Planning in identifying issues that must be addressed in the EIR. City Planning will prepare an EIR to update and merge the Central City and Central City North Community Plans, to amend to the Los Angeles Municipal Code to adopt new zoning regulations for the plan area as part of re:code LA and to make any other necessary amendments to existing planning ordinances to implement the community plan update. The updates to the Downtown Plans are intended to inform new development through the year 2040.

CCA encourages members to attend this meeting. It is critical that we provide our input to positively shape Downtown's future.

For more information, please contact Managing Director of Legislative Affairs & Government Relations, Marie Rumsey.

Sidewalk Vending Update

Yesterday, the City Council approved eliminating misdemeanor penalties for unpermitted sidewalk vending. In addition, the City Council removed misdemeanor penalties for failure to pay vending citations. The City Council took these actions to remove the threat of deportation for undocumented individuals.

The vending framework ordinance is pending at the Public Works and Economic Development Committees and CCA will continue to push reasonable regulations that promote business and support areas with high pedestrian and tourism activity.

For more information, please contact Director of Government Relations, John Howland.

Member Surveys: CCA's Advocacy Agenda and New Year Member Survey

It is a top priority for Jessica Lall, CCA's new CEO & President, to hear directly from our members. Please take a moment and fill out the following surveys:

- [Advocacy Agenda Survey](#): Your feedback will help us determine legislative

priorities for the year based on what issues are important to you and your company.

- [New Year Member Feedback](#): Your feedback will help us craft relevant programming that meets your objectives.
- [CCA Committee Meetings](#): *For Business Advocacy, Executive & Premier-level members only*. Tell us how to improve our committee meetings and what topics to cover this year.